BILL GARRETT, Davidson County
Trans:T20150077815 DEEDWARR
Recvd: 09/14/15 10:26 2 pgs
Fees:13.00 Taxes:288.23

20150914-0092863

WARRANTY DEED

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires May 22, 2019

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,900.00

Brian R Storrs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2015

Patti Robitaille
Notary Public

MY COMMISSION EXPIRES: April 20, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian R Storrs	U.S. Bank	150-03-0-113.00
(NAME)	(NAME)	
3120 Justin Towne Court	4801 Frederica St.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leslie E Brown Living Trust, dated 01/12/2005,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brian R Storrs, a single man,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson **County, Tennessee, being Lot No. 24-B on the Plan of Justin Towne, Section II of record in Plat Book 5200, Page 459 and re-recorded as a re-subdivision of Lots 13, 14, 23 and 24 in Book 5200, Page 588, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Leslie E Brown by deed of record in Book 8536, Page 657, Register's Office for Rutherford County, Tennessee. Said property is now vested in Sherry J Brown, Successor Trustee of The Leslie E Brown Living Trust, dated 01/12/2005 by reference in Rutherford County Probate Division, General Session Court, of the Leslie E Brown, by Will admitted to Probate on December 12, 2014 in Rutherford County, Tennessee, and by Last Will and Testament of record in Instrument 20150629-0062342, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 3120 Justin Towne Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 4th day of September, 2015.

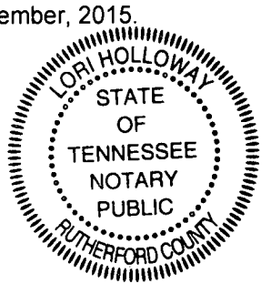
Sherry J Brown Trustee
Leslie E Brown Living Trust dated 01/12/2005
By: Sherry J Brown, Trustee

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Sherry J Brown with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Trustee of Leslie E Brown Living Trust, dated 01/12/2005 and that she as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Trustee.

WITNESS my hand and seal this 4th day of September, 2015.

Lori Holloway
Notary Public Lori Holloway
My Commission Expires: April 20, 2019



File No.: 20535